



DAVID  
BURR

HOBBITON PLACE,  
LITTLE CORNARD, SUFFOLK



Colchester North Station 11 miles, train journey time to London Liverpool Street from 50 minutes. A12 13 miles, Sudbury 4 miles. Stansted Airport approximately 51-minute drive.

- Three/Four-bedroom detached bungalow with spacious single-storey layout
- Approximately 2,000 sq ft of versatile living accommodation
- Recently refurbished throughout
- Principal bedroom with en-suite facilities
- Large Open plan kitchen/dining and family room
- Spacious sitting room with views onto the garden
- Snug/Bedroom 4
- Excellent access to countryside walks, outdoor pursuits, and commuter routes
- Utility room and Cloakroom
- West-facing rear garden ideal for afternoon and evening sun
- Double garage and ample off-street parking for 5-6 vehicles
- Rear garden with open rural views
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- Quiet location along Upper Road within a small, rural parish
- Surrounded by farmland and paddock land for a peaceful, scenic setting
- Close to the amenities of Sudbury including shops, schools, and transport

# HOBBITON PLACE

## Little Cornard, Suffolk

This spacious four-bedroom detached bungalow in the rural parish of Little Cornard offers approximately 2,000 sq ft of single-storey living, set on a 0.38-acre plot with west-facing gardens, open countryside views, and a double garage with ample parking. Located on a quiet lane amidst farmland and paddocks, the property combines peaceful surroundings with easy access to Sudbury's amenities and commuter routes.



## SITUATION

Situated along the sought-after Upper Road, this property forms part of a quiet and exclusive enclave of individual homes, offering a peaceful countryside lifestyle while remaining within easy reach of essential amenities. The surrounding landscape provides a stunning backdrop of rolling fields and open skies, ideal for nature lovers and outdoor enthusiasts.

Despite its rural charm, Little Cornard is conveniently located just a short drive from the historic market town of Sudbury, where a variety of shops, restaurants, schools, and transport links can be found. The area is also well-positioned for access to nearby villages, commuter routes, and scenic walking trails, making this property an exceptional choice for families or downsizers seeking tranquillity without isolation.

## DESCRIPTION

Nestled within the picturesque rural parish of Little Cornard, this impressive four-bedroom detached bungalow has been recently extensively refurbished and offers spacious single-storey living with uninterrupted views over open farmland to the front and paddock land to the rear. Spanning approximately 2,000 sq ft, the property is thoughtfully arranged to provide versatile accommodation. The property is understood to have potential for a loft conversion.

Set on a generous plot of approximately 0.38 acres, the home enjoys a west-facing rear aspect that captures the afternoon sun, making the outdoor space ideal for entertaining or relaxing. The property also benefits from a double garage and a substantial shingled driveway that offers off-road parking for five to six vehicles. The grounds are attractively landscaped with a hedge-lined frontage, lawned rear garden with mature trees including a monkey puzzle and silver birch, and a stone-paved terrace perfect for alfresco dining.

**POSTCODE:** CO10 0NZ

### IMPORTANT AGENTS NOTE:

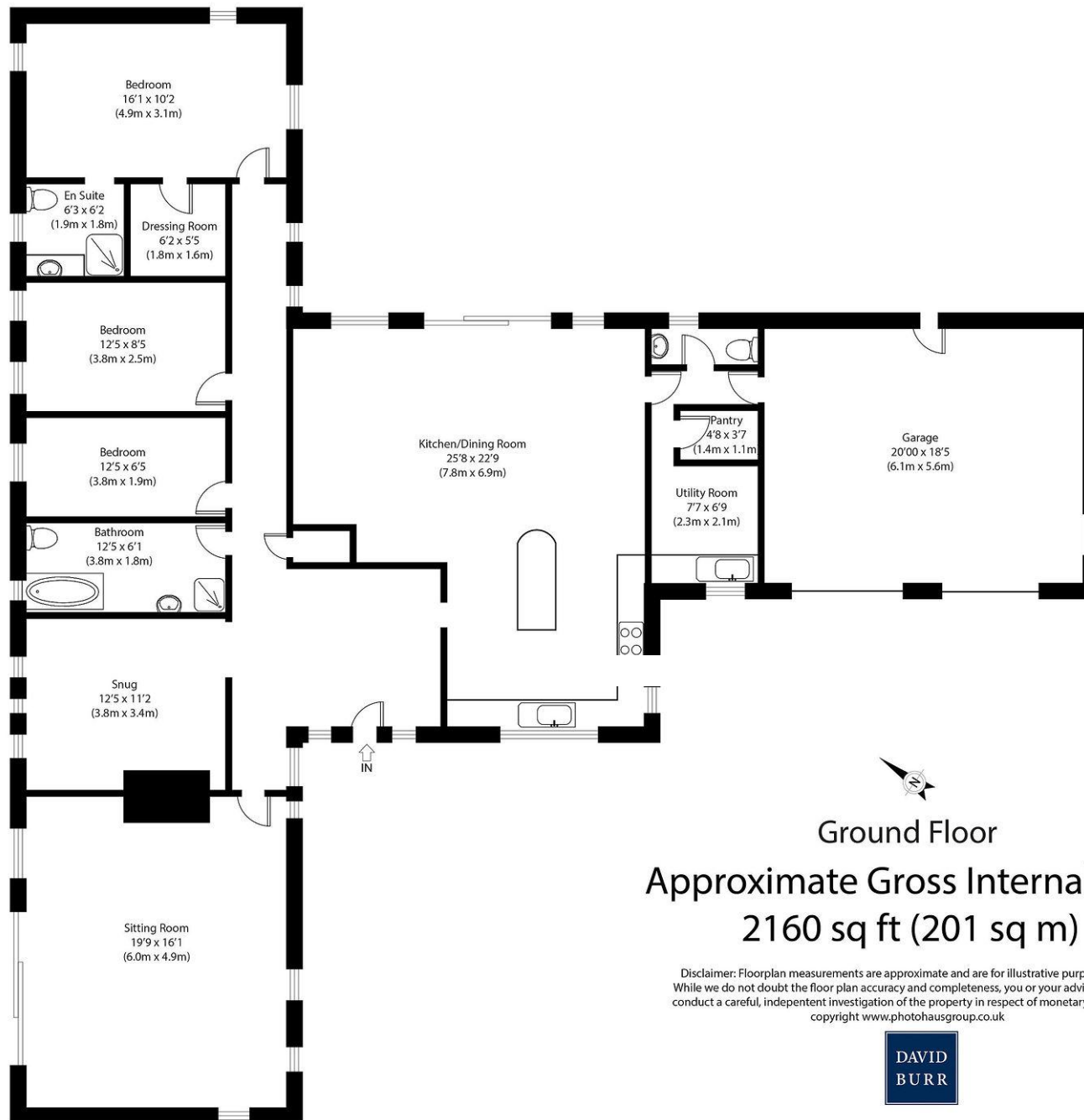
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX (0300 123 4000) **Band:** D

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

**SERVICES:** Mains water and electricity are connected. Private drainage. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.





Ground Floor

Approximate Gross Internal Area  
2160 sq ft (201 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation.  
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